SMALL HOMES

OF BURNED CLAY MASONRY

PRICE 15¢

HOUSE · B ·

HOUSE · D ·

HOUSE · E ·

THREE SMALL HOUSES

Designed for Burned Clay Exteriors by

STRUCTURAL CLAY PRODUCTS INSTITUTE, INC.

1421 E STREET, N.W., WASHINGTON, D.C.

MEETING REQUIREMENTS *for* F.H.A. INSURED FINANCING

THE METROPOLITAN PAVING BRICK CO.

CANTON, OHIO

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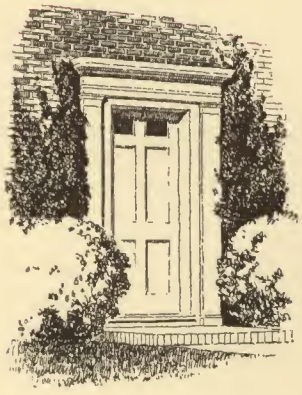
THREE SMALL HOMES
OF BURNED CLAY MASONRY



meeting requirements for
F. H. A. Insured Financing

THROUGHOUT the United States are hundreds of thousands of people who—like yourself—want to live in a home they can call their own. Like you, they want to build or buy a small house. But without exception they want substantial construction, good planning and attractive design together with a plan for payment that makes financing easy even from carefully budgeted incomes.

To these thousands of families, home values must be high and home costs low. Houses, including land and all incidental expenses, must cost from $2,500 to $4,500 so that monthly payments covering everything can be made like rent and not exceed a range from $25 to $35 each month.

These facts were made plain in a nation-wide survey recently conducted by the Federal Housing Administration. So obviously important were they that F.H.A. undertook a detailed study of principles underlying the planning and construction of economical, comfortable and efficiently-planned small houses.

Results of this study, contained in F.H.A. Bulletin No. 4, "Principles of Planning Small Houses," proved that good small houses could be built within the desired cost range. And to thousands of families this was indeed welcome news.

F.H.A. has said—"Such houses *can* be built—and we will insure their liberal financing in any approved locality in the United States!"

Here, truly, is a lusty challenge to the building industry! It has been accepted! In this little book the Structural Clay Products Institute shows you how these small homes can be built. Read for yourself how exterior walls and foundations of brick, clay tile or both, can give your own small home sturdy economical construction, safety from fire and a permanent beauty.

GOOD PLANNING—WITH BEAUTY

The three small house designs that follow were developed by architects and engineers of the Structural Clay Products Institute after investigation of studies made by F.H.A. They embody all F.H.A. principles of small house planning and differ only in minor architectural details from the excellent designs suggested in F.H.A.'s Bulletin No. 4.

Floor plans of each little house can be adapted to fit conditions of your site and requirements of your family life. For economy each can be constructed without a basement. But all can contain more living space at slight extra expense if a basement is used. Fresh air circulates freely through every room and every inch of floor space is put to work for comfortable and convenient living.

Exteriors will be always attractive. Walls will cost nothing to maintain because they are constructed of burned clay products. You may build your home of brick and enjoy the beauty of permanently good design that is inherently a characteristic of this age-old product. Or you may use clay tile to gain an unusual effect of scale and texture in your walls. Again, you may combine brick and tile to make a solid, permanent wall. Either product is easily available to you *anywhere.* You need only consult your local building material dealer for full information on colors, textures, patterns and comparative prices.

LET F.H.A. SPEAK

These designs for brick and clay tile houses were submitted to F.H.A. Engineers to make certain that each would meet requirements for F.H.A. Insured Financing. Let F.H.A. speak!

"These homes meet the F.H.A. standards of livability and durability. Their low cost is due to the clever use of space and the proper materials which make for economy.

"Homes like these may be paid for in 15 to 20 years on the F.H.A. Plan at the rate of from $22 to $35 a month. Each is skilfully planned for living comfort, for easy housekeeping and for health. Any reliable architect can plan his own version of these basic designs according to your individual family requirements and pocketbook."

NOW IS THE TIME TO BUILD

A home such as one of these Structural Clay Products Institute suggestions can be yours. Buying or building today is easily arranged through the F.H.A. Insured Financing Plan which, briefly, works this way:

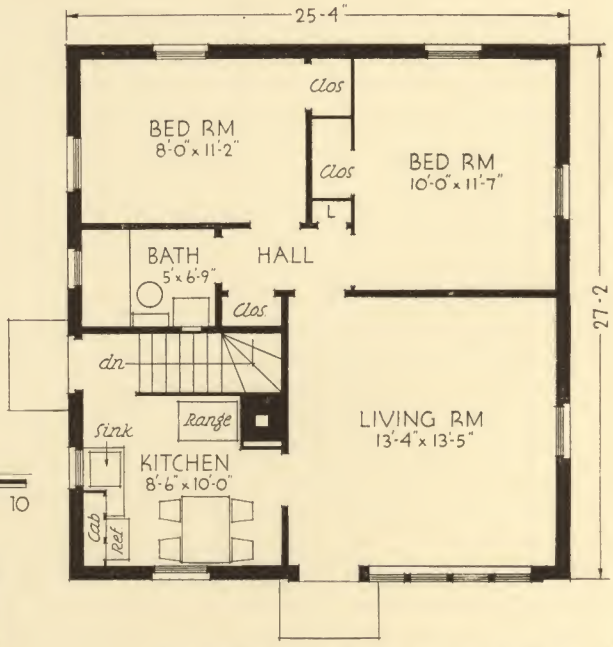
First select the home you want, (*Continued on last page*)

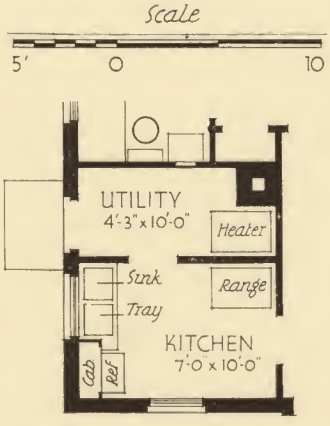
HOUSE B

Here is proof that good design at low cost can result when fine materials are used to build from the compact and convenient floor plan of this small house. The plans show possibilities of saving still further money by eliminating a basement and installing heating equipment in a small utility room near the rear entrance off the kitchen. The basement, when constructed under the whole house, could contain a recreation room lined with glazed brick or tile and attractively paved with brick.

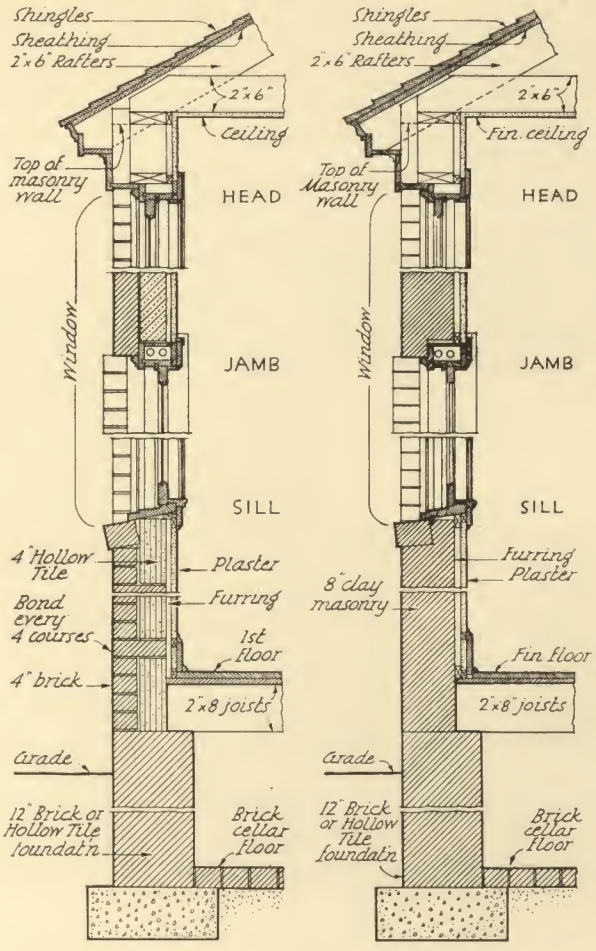
Construction of this little house could be with solid brick walls or with walls of brick backed up with hollow clay tile as shown in the sections on the opposite page. Foundations could be of either hollow tile or brick. Use of burned clay products for exterior walls give home owners a wide choice of color, texture and pattern. Consult your local material dealer for full information on the many varieties of clay products that are available.

Cost of this house may vary widely in various sections of the country. Without land, service charges or expenses of landscaping, etc., the cost should average approximately $3,025 to $3,400. Omission of the basement should save about $500. Depending on the size of your down payment and the terms of your mortgage, purchase payments under the F.H.A. Insured Financing Plan should average about $25 to $27 per month.

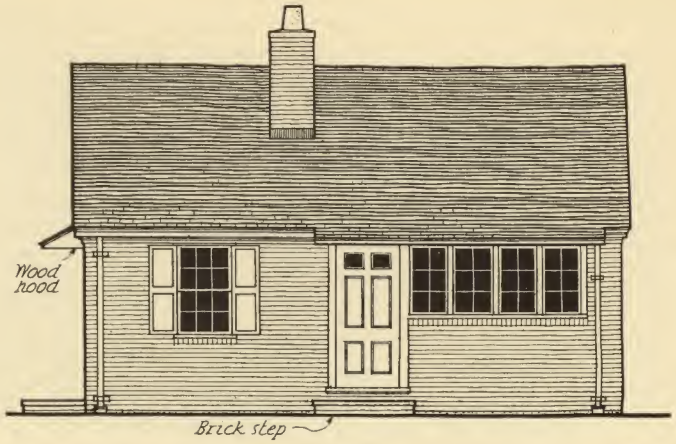




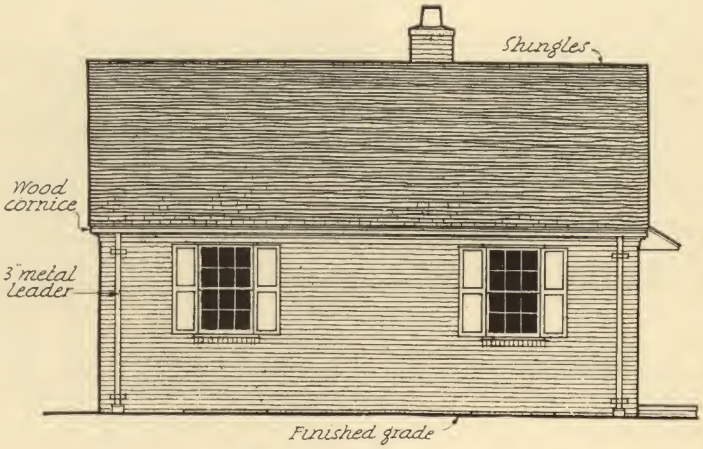
The small houses shown in this booklet conform to suggestions made in F.H.A. Technical Bulletin No. 4 and all have been fully approved for F.H.A. Insured Financing. Approximate costs are based upon F.H.A. figures for frame construction with a reasonable allowance added for contractor's profit and the use of burned clay products in walls and foundations.



Wall Sections



Front Elevation



Rear Elevation

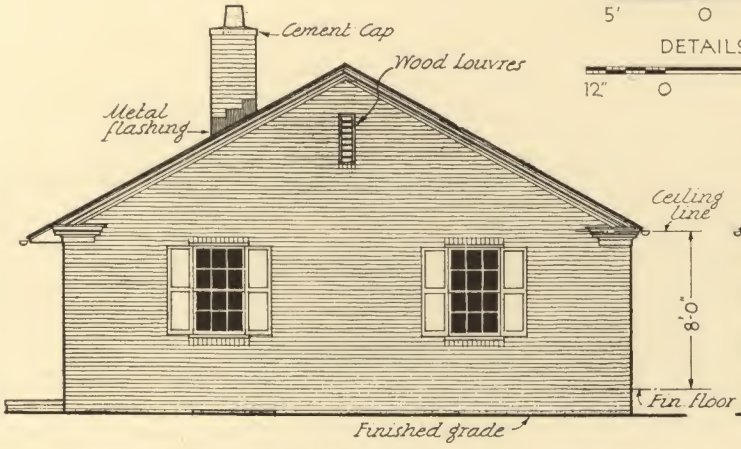
Graphic Scales

ELEVATIONS

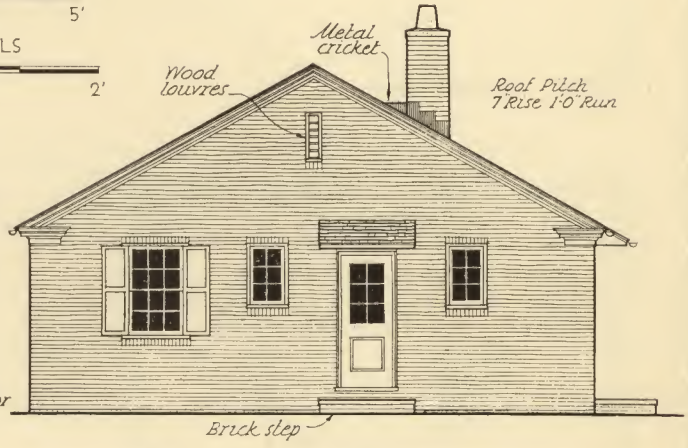
5' 0 5'

DETAILS

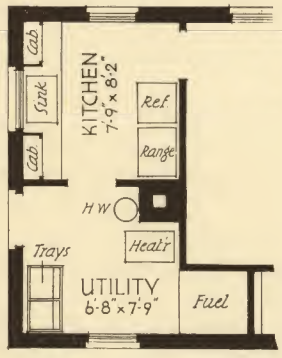
12" 0 2'



Right Side Elevation

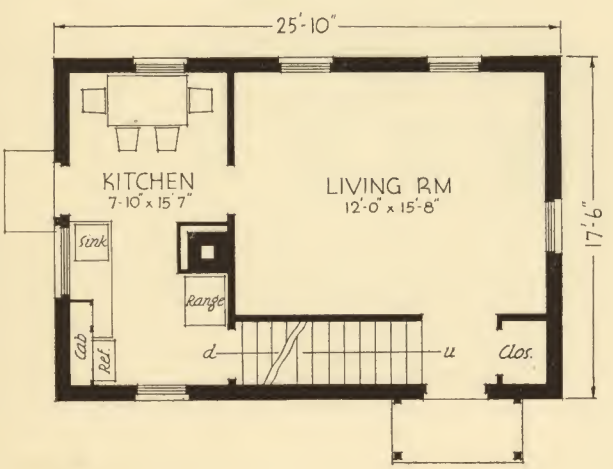


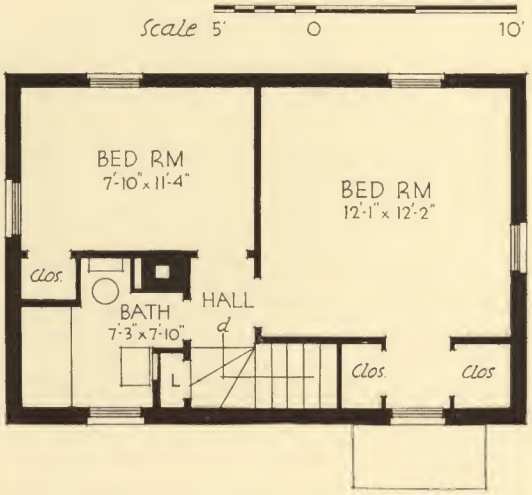
Left Side Elevation

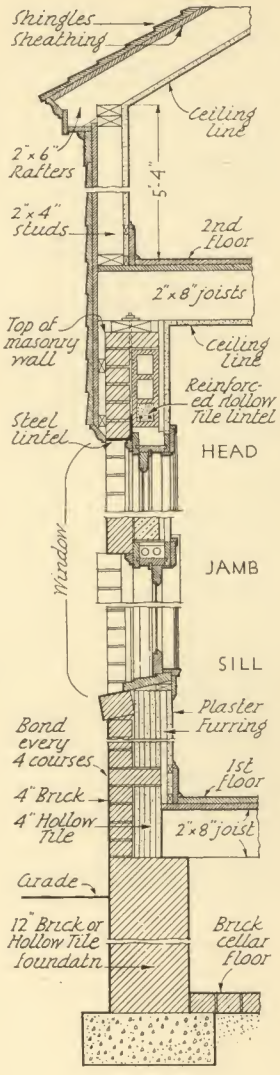


HOUSE D

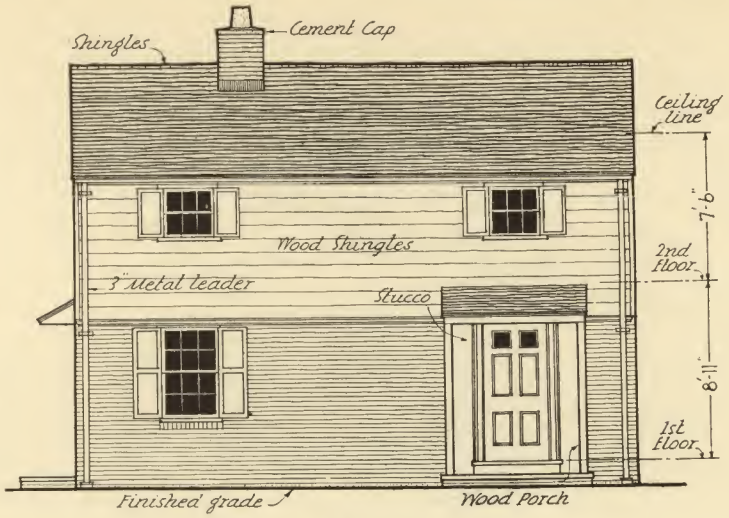
This is a small two-story home of which anyone can be justly proud. Like "House B" it can be built with or without a basement, according to your site conditions, your family requirements and your pocketbook. . . . **Construction** may be of either solid brick or brick with clay tile backing with foundations of brick or clay tile as indicated on the opposite page. The house is designed for an all brick exterior although variations such as that illustrated above are possible on the entrance side. . . . **Cost,** exclusive of the garage, should average approximately $3,100 to $3,500, not including land, service charges, or expenses of landscaping, etc. Omission of basement should save about $400. A one-car garage as shown should cost between $250 and $400. Payments under the F.H.A. Insured Financing Plan should be about $26 to $29 per month. These figures may vary widely depending upon job conditions, locality and the terms of your mortgage.



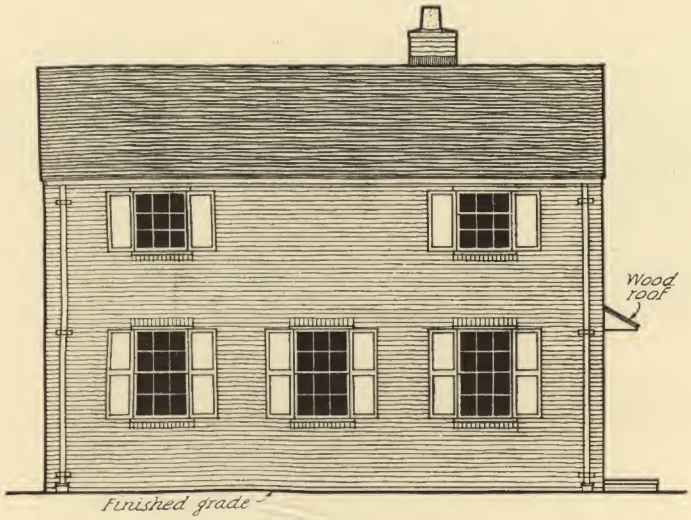




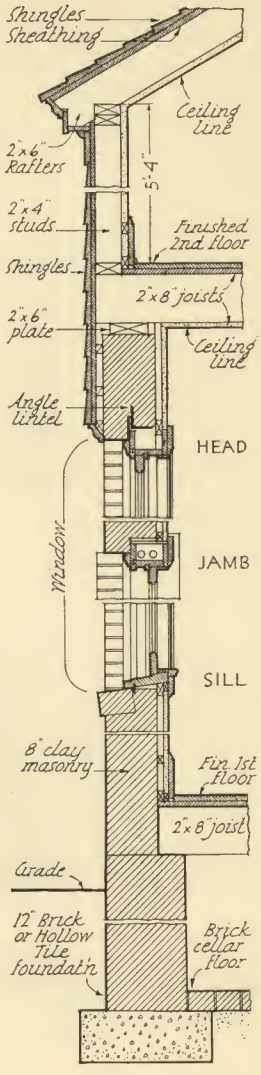
Wall Section



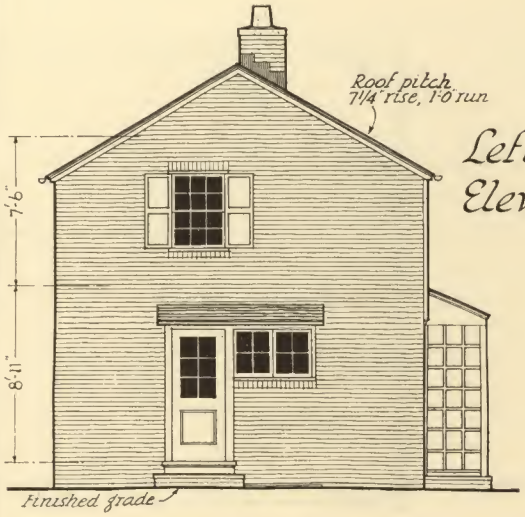
Front Elevation



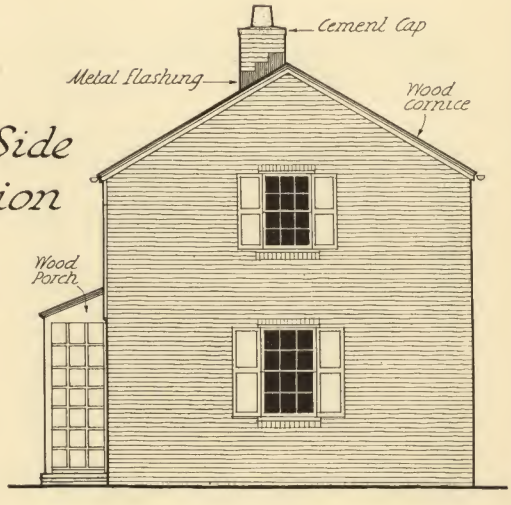
Rear Elevation



Wall Section



Left Side Elevation



Right Side Elevation

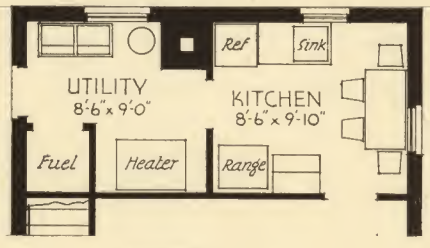
Graphic Scales

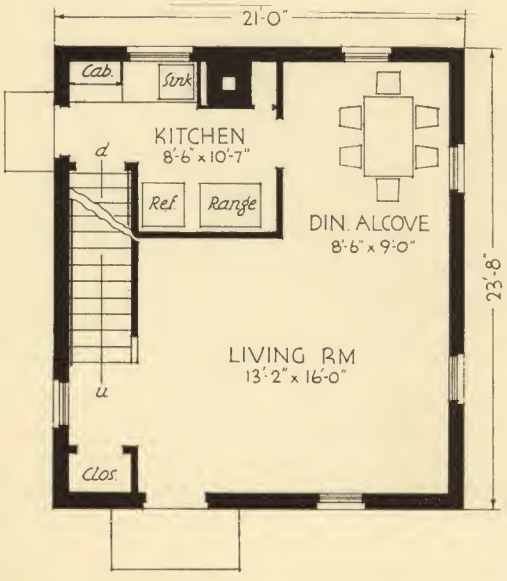
ELEVATIONS

5' 0 10'

DETAILS

12" 0 3'

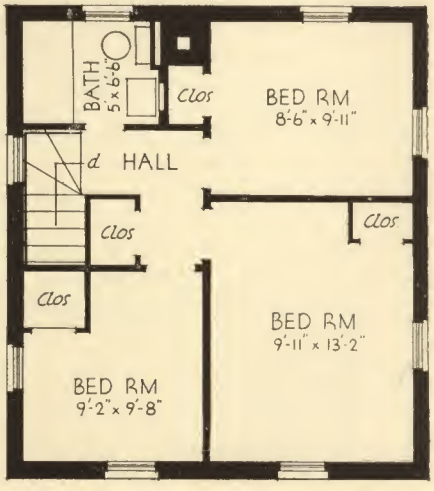


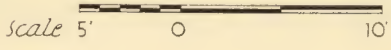


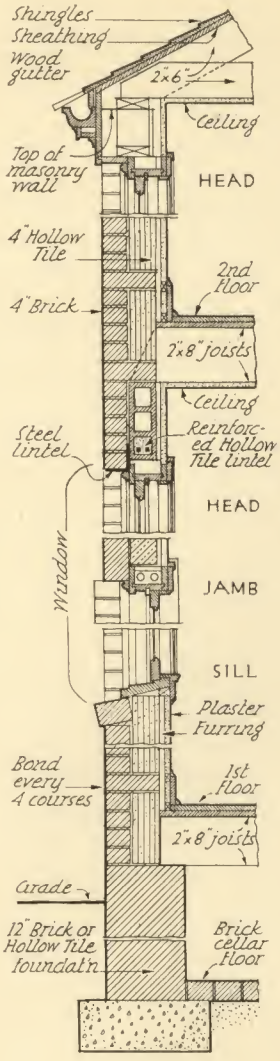
HOUSE E

Clever planning has included three generous bedrooms, ample closet space and an unusually large living room in this two-story small home. Like the foregoing houses, this one may be built without a basement if a dining room is not a requirement of your family life or if conditions of your lot make excavation and under-surface construction expensive. . . . Construction is possible with walls of solid brick or with exteriors of brick backed with clay tile as shown in the sections on the opposite page. Foundations may be either brick or hollow tile. Basement walls can be faced with glazed brick or tile as shown in the solid masonry section.

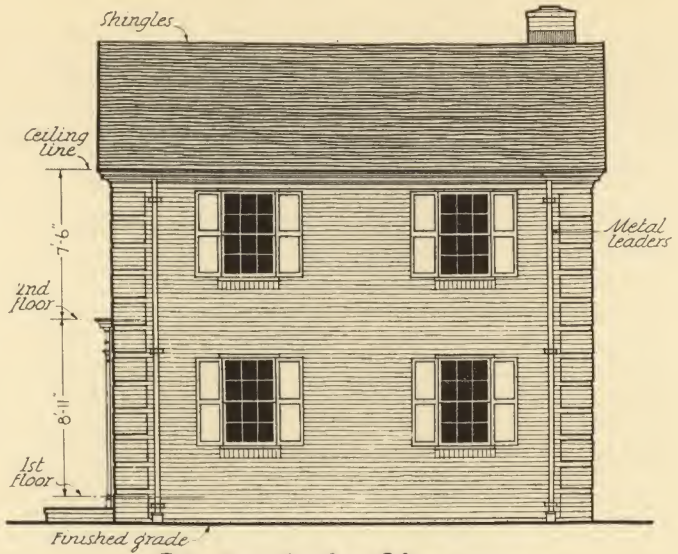
Cost, without land, service charges or landscaping, etc., should average approximately **$3,500 to $4,100.** Omission of a basement might lower this figure about **$400.** These figures, however, may vary widely depending upon locality and job conditions. Financing payments under the F.H.A. Insured Financing Plan should amount to about **$32 to $35** per month depending upon the amount of your down payment and terms of your mortgage.



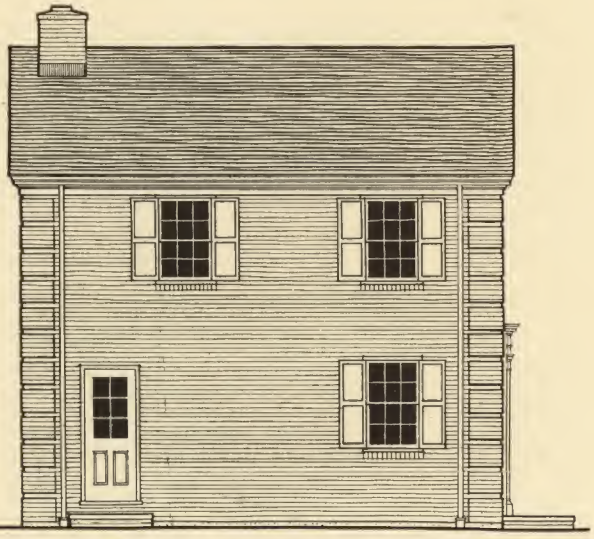




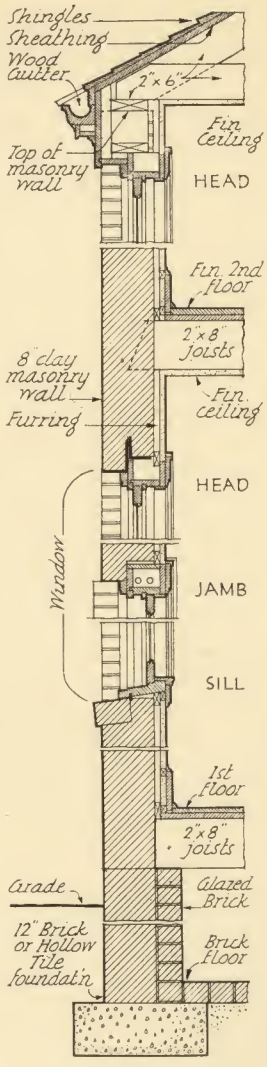
Wall Section



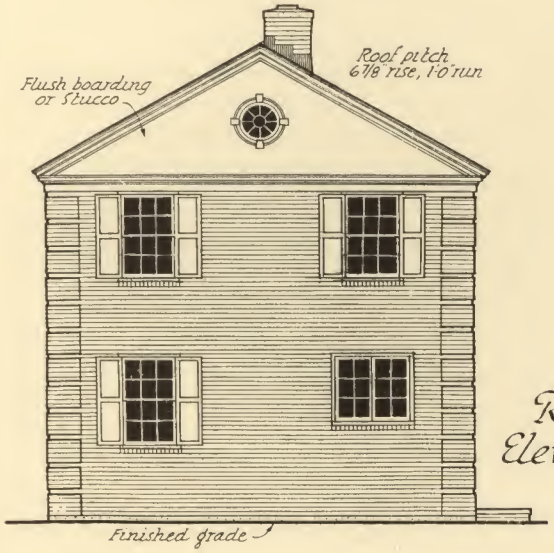
Right Side Elevation



Left Side Elevation



Wall Section



Rear Elevation

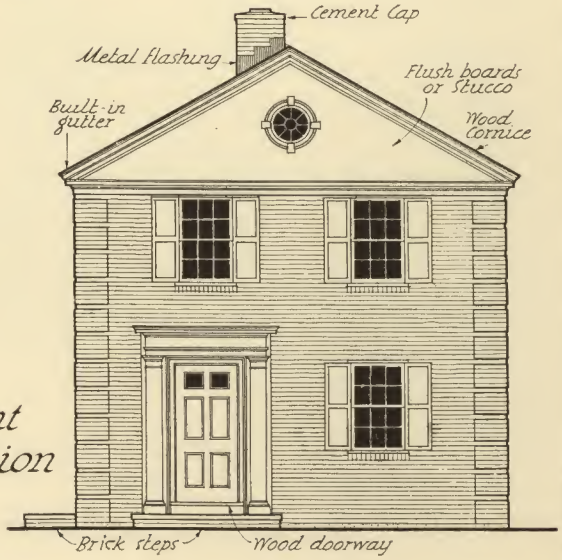
Graphic Scales

ELEVATIONS

5' 0 5'

DETAILS

12" 0 2'



Front Elevation

BUILD WITH BURNED CLAY MASONRY

FOR ECONOMY . . . . FOR PERMANENCE . . . . FOR BEAUTY

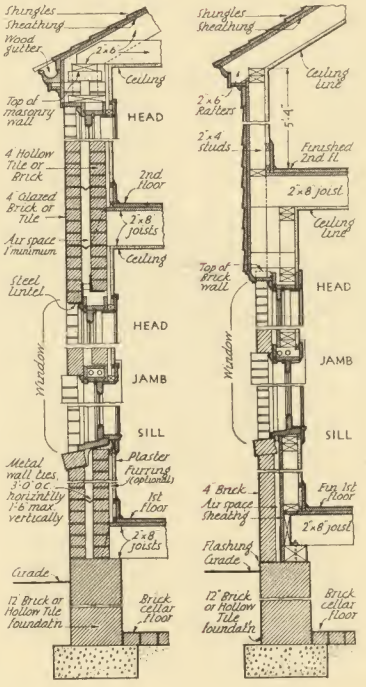
consult with your architect, builder, dealer or realtor and get a rough estimate of costs. Then take your plans to any bank or lending institution approved by F.H.A. Outline your situation frankly—what your expenses and your income are and what you can afford as down payment.

When your application is approved, you will be granted a mortgage payable in monthly installments figured according to your income over a convenient period of years. These payments, similar to rent, take care of all charges such as taxes, interest and insurance and at the same time reduce the amount borrowed. At the end of your payment period, your home is completely clear of debt and you are forever free of refinancing worries.

For complete information consult your local F.H.A. office. To find it, write to Federal Housing Administration, Washington, D. C., or to the office of the Structural Clay Products Institute.

BURNED CLAY CONSTRUCTION

Because construction with burned clay products gives your home such far-reaching value, each little house in this booklet has been designed for use of any of the many types of brick or clay tile.



More than 70,000 visitors examined and approved this F.H.A. Demonstration House B designed by the Structural Clay Products Institute, at the North American Home Show held in Madison Square Garden, New York, during May, 1937. Above, wall sections show two ways in which burned clay products may be used to build small houses in addition to those illustrated in the foregoing drawings.

Walls built of these materials are forever sturdy and gain in mellow attractiveness throughout the years. They are completely fire-safe and give you practical low-cost protection against winter storms and summer sun. And because a properly built wall of burned clay products never needs costly repairs, it imparts a solid economy to small house construction that every home owner should insist upon.

Small houses can be built with exterior walls of solid brick, with brick exteriors backed with hollow tile, or with glazed face tile backed with clay tile as indicated by the left-hand drawing on this page. Brick can also be used as an attractive and fire-safe veneer over steel framing or wood construction as suggested in the right-hand sketch.

Burned clay products may also be used for small house foundations, for basement and garage floors, for attractive glazed walls in basement playrooms or laundries and in an endless variety of ways to develop a pleasant garden setting for your small home.

Remember that all these uses and the economies that they suggest for small homes apply directly to the design and construction of larger houses —which, by the way, can also be built or bought under the F.H.A. Insured Financing Plan. Homes from $5,000 to $25,000 can be built to incorporate the same principles of planning and sound financing. For all houses, burned clay products are economical and adaptable.

Full information regarding any of the homes shown here, including desirable types of plumbing, heating and electrical equipment for use in their construction is freely available to you. Simply write to the Federal Housing Administration, Washington, D. C. or to the Structural Clay Products Institute at the address below.

STRUCTURAL CLAY PRODUCTS INSTITUTE
INC.

1427 EYE STREET, N. W., WASHINGTON, D. C.